

**BEFORE THE CHRISTCHURCH REPLACEMENT  
DISTRICT PLAN INDEPENDENT HEARINGS PANEL**

**IN THE MATTER**

of the Resource Management Act 1991  
and the Canterbury Earthquake  
(Christchurch Replacement District Plan)  
Order 2014

**AND**

**IN THE MATTER**

of the Commercial Proposal (part)

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**EVIDENCE OF**

Raymond John Edwards

On behalf of submissions

R & H Investments Limited, R & H  
Properties Limited and Sandridge Hotel  
Limited (#1069)

**SITE**

17-29 King Street and 22-30 Huxley Street,  
Christchurch

**DATE**

24 April 2015

## **BACKGROUND**

1. My full name is Raymond John Edwards. My position, qualifications and experience were set out in my statement dated 20 March 2015 that was prepared for the same submitter in relation to the Residential Proposal (part) and entered into evidence on 10 April 2015.
2. The submitter originally sought an extension of the proposed Commercial Fringe zone to include sites under their ownership that were located within the proposed Residential Medium Density zone. The Commercial Core and Commercial Fringe zones have now been combined into one Commercial Core zone as part of the amendments to the Commercial chapter of the Plan. Agreement was reached with Council staff during the hearings process on the Residential chapter that extension of the Commercial Core zone to include some of the submitter's properties was appropriate subject to certain controls.
3. One method of control that was offered by the submitter, and accepted by Council staff as being appropriate, was to prepare an Outline Development Plan (ODP) for the wider site. The submitter has since commissioned the preparation of a possible ODP that incorporates elements to address areas of concern identified by Council staff.

## **PURPOSE OF DOCUMENT**

4. The purpose of this evidence is to further acknowledge the Council's position as expressed in the evidence of Scott Blair in paragraphs 15.35 to 15.37 of his evidence. Mr. Blair has not raised any concerns with the rezoning sought by the submitter.
5. The position of the Council is further supported in Attachment C of the evidence of Mr. Stevenson and paragraphs 6.140 to 6.142 of Mr. Milne.
6. The submitter acknowledges and agrees with the position of the Council experts in support of the extended Commercial Core zoning.
7. There are no opposing submissions in relation to this proposal.

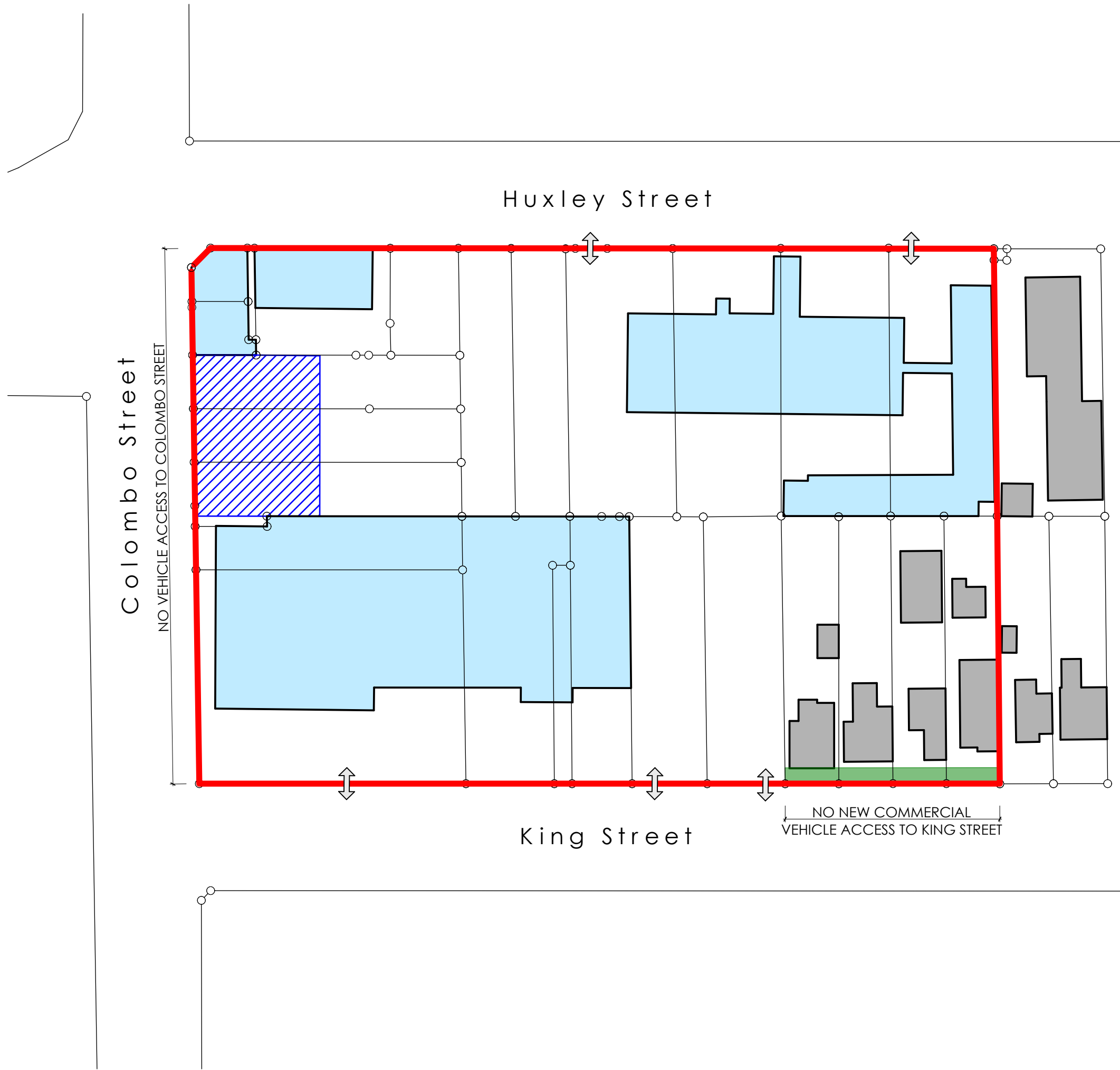
8. The residual issue is that raised in Mr. Stevenson's evidence relating to the preparation of an outline development plan for the site. We have prepared a draft of said plan and this is attached and discussed further in the next section of this evidence.

### **OUTLINE DEVELOPMENT PLAN (ODP)**







9. The attached draft ODP identifies the boundary of the existing commercially zoned properties and those properties owned by the submitter for which the Commercial Core zoning is being sought. It also identifies the main commercial and residential buildings within the ODP area, along with the existing commercial vehicle accesses. Specific features of the proposed ODP that address areas of concern raised by Council staff include;
- a) Restrictions on the creation of any new commercial vehicle crossings to the properties at 23-29 King Street;
  - b) A requirement to provide a landscape strip along the front of the properties at 23-29 King Street;
  - c) Restrictions on the creation of any vehicle crossings to Colombo Street; and,
  - d) A requirement to develop the currently vacant sites at 274-278 Colombo Street to provide retail frontage.

### **PROCESS FROM HERE**

10. As of the date of this evidence Council staff had yet to view the draft ODP. However we are not expecting any more than minor changes to the formatting of the ODP through further consultation with Council staff. It is expected that a 'final' ODP will be able to be referenced in the rebuttal evidence of Mr. Stevenson.
11. It is also anticipated that a suitable rule to support the ODP will be able to be developed in consultation with Mr. Stevenson prior to the preparation of his rebuttal evidence.
12. On the basis of the Council support for the rezoning sought, and on the basis of general acceptance of the attached draft ODP and the likely agreement on a suitable rule to implement the ODP, the submitter wishes to notify the Panel that we no longer seek to be heard in support of the submission.



**LEGEND**

-  ODP boundary
-  existing commercial buildings
-  retail frontage development to Colombo Street
-  residential buildings
-  required landscaping strip to King Street
-  existing commercial vehicle access

